

# Agenda

# City of Loma Linda

*From the Department of Community Development*

## PLANNING COMMISSION

### REGULAR MEETING OF

**AUGUST 3, 2005**

**7:00 p.m.**

### CITY COUNCIL CHAMBERS

- A. CALL TO ORDER** - Persons wishing to speak on an agenda item are asked to complete an information card and present it to the secretary. The Planning Commission meeting is recorded to assist in the preparation of the minutes, and you are, therefore, asked to give your name and address prior to offering testimony. All testimony is to be given from the podium.
- B. ROLL CALL**
- C. ITEMS TO BE ADDED OR DELETED**
- D. ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER)** - This portion of the agenda provides opportunity to speak on an item, which is **NOT** on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Planning Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.
- E. AGENDA (THREE MINUTES IS ALLOTTED FOR EACH SPEAKER PER AGENDA ITEM)**

#### **CONTINUED ITEMS**

- 1. PRECISE PLAN OF DESIGN (PPD) NO. 05-05 AND VARIANCE NO. 05-04 (CALIFORNIA HEART & SURGICAL HOSPITAL) (PUBLIC HEARING ITEM; LIMITED TO 1.5 HOURS)** - The project is a request to construct a 70,000 square-foot surgical hospital and 25,000 square-foot medical building with the associated amenities including the Zanja Trail, landscaping, and site design. The applicant also requests a variance to allow the construction of a 46-foot tower structure proposed for the hospital building that exceeds the 35-foot maximum height requirement. The site is located at the northeast corner of Barton Road and New Jersey Street in the Professional Office General Plan land use designation and the Administrative Professional Office (AP) zone.

**STAFF RECOMMENDATION:**

The recommendation is that the Planning Commission recommends the following actions to the City Council:

1. Adopt the Mitigated Negative Declaration, and,
2. Approve PPD No. 05-05 and VAR No. 05-04 based on the Findings, and subject to the attached Conditions of Approval.

**NEW ITEMS**

2. **NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS FOR THE MOUNTAIN VIEW WIDENING PROJECT (LIMITED TO 30 MINUTES)** - Approval and adoption of the proposed Negative Declaration for the Mountain View Avenue Bridge Widening Project. The City Council approved this project on June 14, 2005 as part of the 2005/2006 FY Budget and CIP. The project consists of roadway and bridge improvements to Mountain View Avenue between Prospect Avenue and Van Leuven Street. The improvements include bridge rehabilitation, widening (adding one northbound lane) and seismic retrofitting for existing bridge over the Union Pacific Railroad (UPRR) and the San Timoteo Channel. The project site is not listed on the California Environmental Protection Agency's Hazardous Site List (Cortese List) for soil or ground water contamination.

**STAFF RECOMMENDATION:**

The recommendation is that the Planning Commission recommends the following actions to the City Council:

1. Approve and adopt the Negative Declaration for the Mountain View Avenue Bridge Widening Project.
3. **GENERAL PLAN AMENDMENT (GPA) NO. 04-07, PRECISE PLAN OF DESIGN (PPD) NO. 04-15, VARIANCE (VAR) NO. 05-02 & DEVELOPMENT AGREEMENT (CREEKVIEW APARTMENTS) (PUBLIC HEARING ITEM; LIMITED TO 15 MINUTES)** - A request to demolish two existing homes and build 12 two-bedroom apartments. The .52-acre project site is located at 10684 & 10690 Ohio Street in the North Central Neighborhood. Project zoning is R3, Multiple Family Residence.

**STAFF RECOMMENDATION:**

1. The recommendation is to continue the item to the meeting of September 7, 2005 in order to provide time to schedule the item for Historic Commission review.
- F. **APPROVAL OF MINUTES (LIMITED TO 15 MINUTES)** – Minutes of the Regular meeting of September 1, 2004, the Adjourned Regular meeting of January 26, 2005, the Adjourned Regular meeting of February 16, 2005 (Previously distributed), the Adjourned Regular meeting of March 16, 2005, and the Regular meeting of April 6, 2005.
- G. **REPORTS BY THE PLANNING COMMISSIONERS**
- H. **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

- I. **ADJOURNMENT** - Reports and documents relating to each agenda item are on file in the Department of Community development and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m. The Loma Linda Branch Library can also provide an agenda packet for your convenience.

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